

006.0

0003

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

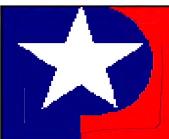
Total Card / Total Parcel

1,025,200 / 1,025,200

APPRAISED: 1,025,200 / 1,025,200

USE VALUE: 1,025,200 / 1,025,200

ASSESSED: 1,025,200 / 1,025,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		LAKE ST, ARLINGTON

Legal Description		User Acct
		5531
		GIS Ref
		GIS Ref
		Insp Date
		08/12/16

**OWNERSHIP**

Unit #:

Owner 1: ZIMMER ETHAN	
Owner 2: GOSE CAROL	
Owner 3:	

Street 1: 18 LAKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: BATCHELDER JAMES H -	
Owner 2: -	

Street 1: 18 LAKE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .143 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3534 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Description	%
Z	R2	TWO FAMIL	100
o		water	
n		Sewer	
		Electri	
Census:		Exempt	
Flood Haz:			
D		Topo	1
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)			
Use Code	Description	LUC Fact	No of Units
104	Two Family	6214	Sq. Ft.
			Site

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/31/2016	700	Siding	32,000					Hardi board siding	8/12/2016	Meas/Inspect	DGM	D Mann
9/18/2015	1370	Heat App	10,000	9/18/2015				Install 2 gas furn	7/19/2016	External Ins	DGM	D Mann
6/9/2015	637	Renovate	260,580	6/9/2015				Remove roof and ad	7/19/2016	Permit Visit	DGM	D Mann
10/27/2009	1059	Re-Roof	2,000						6/22/2015	Info Fm Prmt	PC	PHIL C
									4/16/2009	Meas/Inspect	163	PATRIOT
									10/30/2004	MLS	HC	Helen Chinal
									11/11/1999	Inspected	267	PATRIOT
									9/24/1999	Mailer Sent		
									9/24/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
436,621						436,600	

Total AC/Ha: 0.14265

Total SF/SM: 6214

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 436,621

Spl Credit

Total: 436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2 Total: 2	Foundation: 2 - Conc. Block	Full Bath: 2 Rating: Average	A Bath: 1 Rating: Very Good	3/4 Bath: Rating:	A 3QBth Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:	SCUTTLE HOLE.	5 OFFP 16 OFFP	10	26			
Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	Roof Struct: 2 - Hip									19					
Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	OTHER FEATURES	Kits: 2 Rating: Average	A Kits: Rating:	Frl: Rating:	WSFlue: Rating:	1st Res Grid Desc: Line 1 # Units 1	Level FY LR DR D K FR RR BR FB HB L O	Other	RESIDENTIAL GRID	TQS	SFL	FFL	45		
GENERAL INFORMATION	Grade: C - Average	Year Blt: 1923 Eff Yr Blt:	Alt LUC:	Total Units: Location:	Floor:	% Own:	Name:	Lvl 2	Lvl 1	Lower	Totals RMS: 10 BRs: 4 Baths: 2 HB	12	6 2	SFL 14 FFL BMT 8			
Const Mod:	Lump Sum Adj:	Jurisdict: G17 Fact: .	CONDO INFORMATION	DEPRECIATION	REMODELING	RES BREAKDOWN						SFB FFL 11 2 3	8 OFFP 5 1				
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good 26. %	Functional: %	Economic: %	Special: %	Override: %	Exterior:	No Unit RMS BRS FL	1 5 2	1 5 2					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Total: 26.4 %	Kitchen:	Baths:	Plumbing:	Interior:								
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 2	Additions:								
% Heated: 100 % AC: 100	Solar HW: NO Central Vac: NO	% Com Wal	% Sprinkled	CALC SUMMARY	COMPARABLE SALES	Rate	Parcel ID	Typ	Date	Sale Price							
MOBILE HOME	Make:	Model:	Serial #	Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 006-0-0003-0017.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20x20	A	AV	1923	21.25	T	40	104			5,100		5,100
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100											
<b>IMAGE</b> 																	